

**LEGEND**

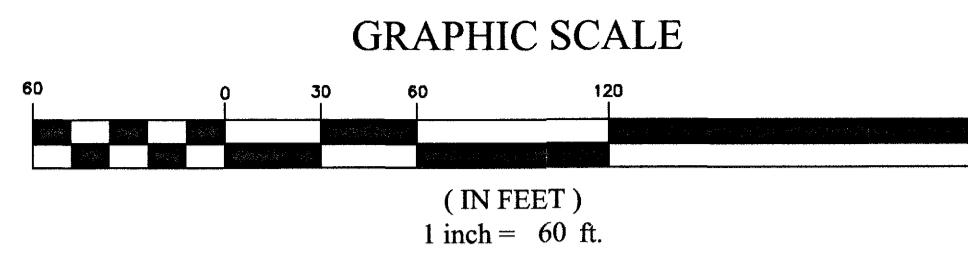
- BOUNDARY SECTION LINE
- EASEMENT
- CENTERLINE
- RIGHT-OF-WAY LINE
- BUILDING SETBACK
- EXISTING PROPERTY LINE
- SECTION MONUMENT (FOUND)
- BOUNDARY MARKERS
- STREET MONUMENT
- MONUMENT POINT
- COMMON AREA/OPEN SPACE
- LIMITED COMMON
- PRIVATE OWNERSHIP
- DEDICATED TO HIGHLAND CITY AS PUBLIC RIGHT OF WAY

**Monument Point Table**

Point #	Northing	Easting
1	10000.000	10000.000
2	12664.157	9995.208
3	15329.368	9993.059
4	12409.507	9342.254
5	12559.507	9342.254
6	13176.861	9342.254
7	13038.861	8969.832
8	12559.507	8969.831

# RIDGEVIEW PLAT F

PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, T5S, R1E,  
 DATUM: NAD83  
 SALT LAKE BASE & MERIDIAN  
 HIGHLAND CITY, UTAH COUNTY, UTAH



**VICINITY MAP**  
N.T.S.

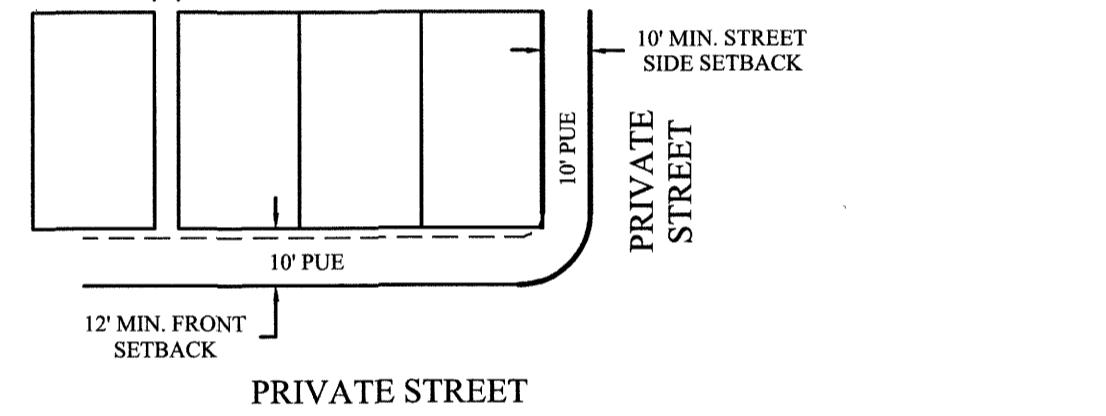
**NOTES**

- ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
- ALL COMMON AREAS AND PRIVATE STREETS OR DRIVES TO SERVE AS PUBLIC UTILITY EASEMENTS
- ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
- THE INSTALLATION OF IMPROVEMENTS SHALL CONFORM TO ALL CITY STANDARDS, RESOLUTIONS AND ORDINANCES.
- THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
- PARCELS A, B, AND C ARE HEREBY DEDICATED TO AND MAINTAINED BY THE HOA.
- #5 REBAR & CAP (FOCUS ENG) TO BE SET AT ALL REAR LOT CORNERS, NAILS OR PLUGS TO BE SET IN TOP BACK OF CURB AT EXTENSION OF SIDE LOT LINES, IN LIEU OF REBAR AND CAPS AT FRONT LOT CORNERS.
- ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
- PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW MASTER ASSOCIATION, INC.
- ALL BUILDING WALLS ARE PARALLEL WITH PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING
- There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City are as follows:

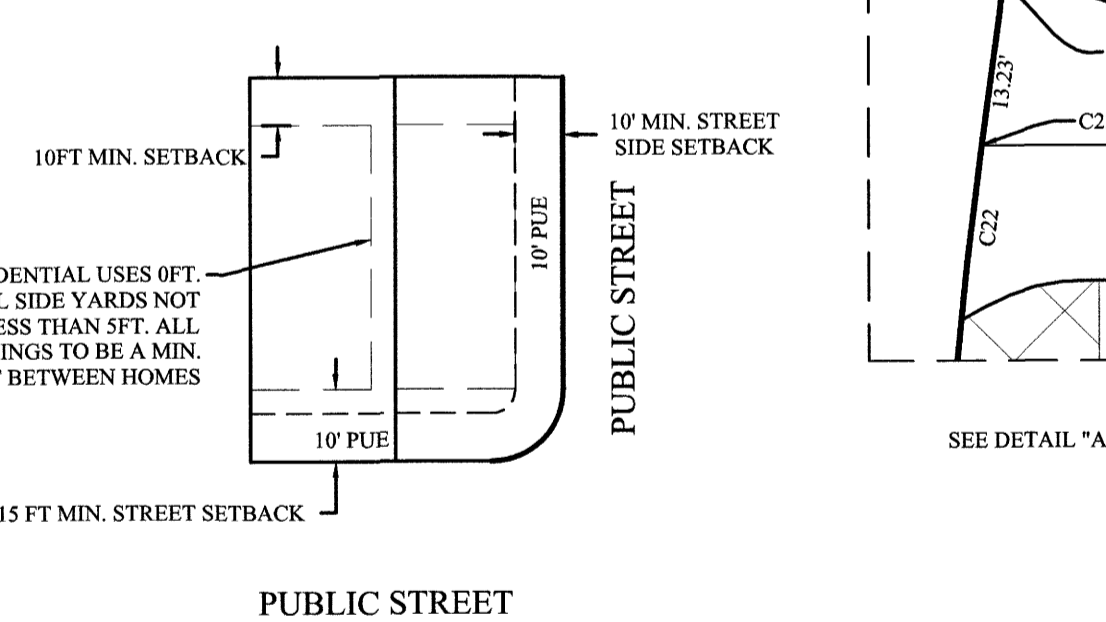
**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF UTAH  
 COUNTY OF Salt Lake  
 ON THE 5 DAY OF DECEMBER A.D. 2022 PERSONALLY APPEARED BEFORE ME THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF SALT LAKE, IN SAID STATE OF UTAH, BRIAN GOCHNOUR, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF BOYER RIDGEVIEW COMMERCIAL L.C., A UTAH L.L.C. AND THAT HE HAS SIGNED THE OWNERS DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 8/20/2025  
 A NOTARY PUBLIC COMMISSIONED IN UTAH RESIDING IN DAVIS COUNTY  
 AVRY BYINGTON  
 PRINTED FULL NAME OF NOTARY  
 AVRY BYINGTON  
 Notary Public State of Utah  
 My Commission Expires on: August 28, 2025  
 Comm. Number: 719523



**TYPICAL BUILDING SETBACKS (TOWNHOME LOTS) LOTS 612-699**  
N.T.S.



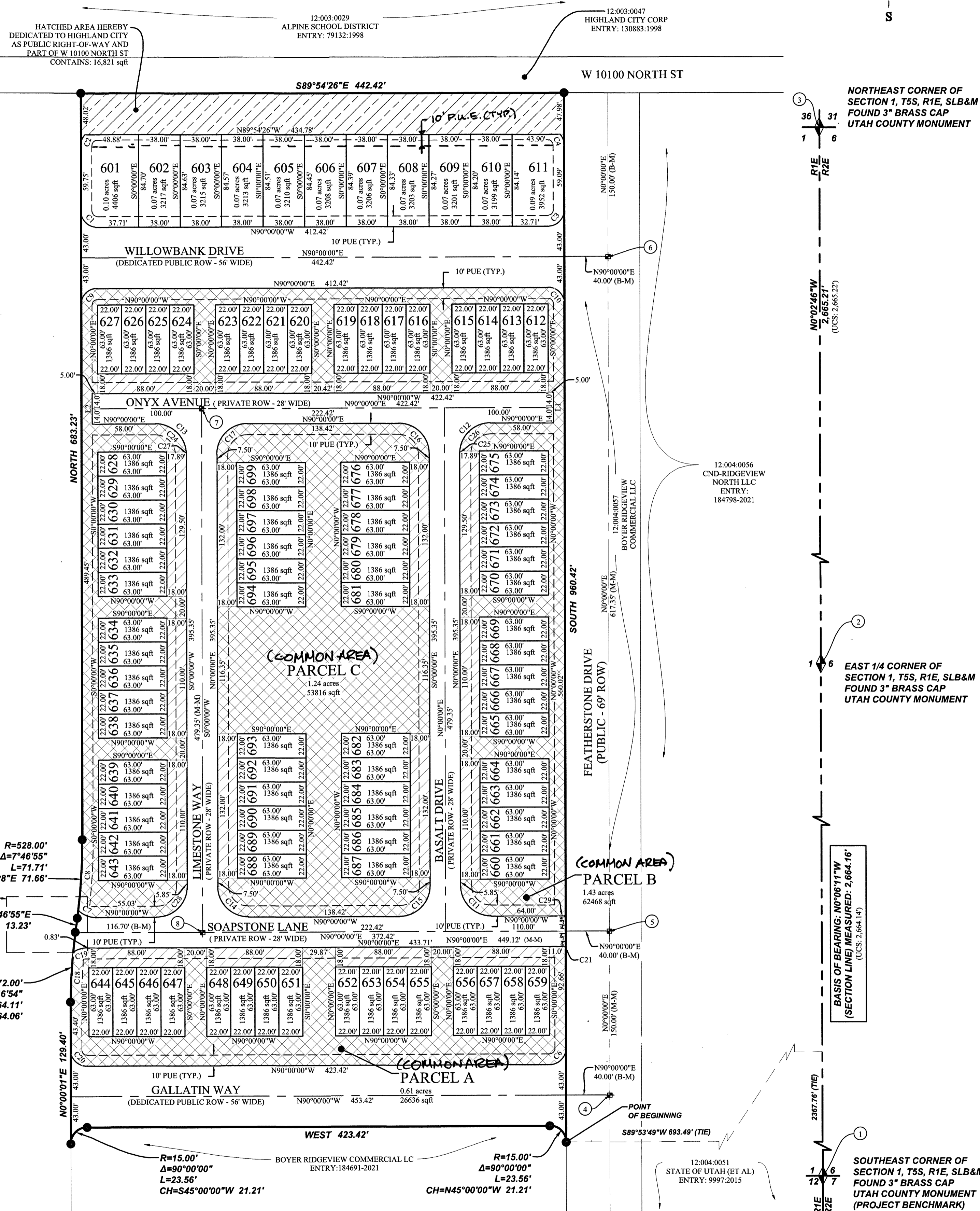
**FRONT LOAD BUILDING SETBACKS (CARRIAGE LOTS) LOTS 601-611**  
N.T.S.

**Curve Table**

CURVE	RADIUS	DELTA	LENGTH	CHORD DIRECTION	CHORD LENGTH
C1	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C2	15.00	41°55'03"	10.97	N20°57'31"E	10.73
C3	15.00	90°00'00"	23.56	S45°00'00"W	21.21
C4	15.00	41°43'55"	10.93	S20°51'57"E	10.69
C5	528.00	0°49'18"	7.57	N07°22'16"E	7.57
C6	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C7	24.00	44°37'59"	18.70	S67°41'00"E	18.23
C8	528.00	6°57'37"	64.14	S03°28'49"W	64.10
C9	15.00	90°00'00"	23.56	N45°00'00"E	21.21
C10	15.00	90°00'00"	23.56	S45°00'00"E	21.21
C11	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C12	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C13	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C14	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C15	28.00	90°00'00"	43.98	N45°00'00"W	39.60
C16	28.00	90°00'00"	43.98	S45°00'00"E	39.60
C17	28.00	90°00'00"	43.98	N45°00'00"E	39.60
C18	472.00	5°31'22"	45.50	N02°45'42"E	45.48
C19	24.00	34°18'20"	14.37	N72°50'50"E	14.16
C20	15.00	90°00'00"	23.56	N45°00'00"W	21.21
C21	24.00	9°35'39"	4.02	S85°12'11"E	4.01
C22	472.00	2°13'17"	18.30	N06°38'01"E	18.30
C23	472.00	0°02'15"	0.31	N07°45'47"E	0.31
C24	28.00	84°52'39"	41.48	N47°33'41"W	37.79
C25	28.00	5°07'21"	2.50	S02°33'41"W	2.50
C26	28.00	84°52'39"	41.48	S47°33'41"W	37.79
C27	28.00	5°07'21"	2.50	N02°33'40"W	2.50
C28	28.00	90°00'00"	43.98	S45°00'00"W	39.60
C29	24.00	9°35'39"	4.02	S85°12'11"W	4.01

PREPARED BY  
**FOCUS**  
 ENGINEERING AND SURVEYING, L.L.C.  
 6949 S. HIGH TECH DRIVE, #200  
 MIDVALE, UTAH 84047 | PH: (801) 352-0075  
 www.focus Utah.com

PREPARED FOR  
 LENNAR  
 111 E SEGO LILY DRIVE SUITE 150  
 SANDY, UTAH 84070  
 (801)-508-5506  
 CONTACT: BJ RYAN



**SURVEYOR'S CERTIFICATE**

I, Evan J. Wood, do hereby certify that I am a Professional Land Surveyor, and that I hold License No. 183395 in accordance with Title 58, Chapter 22 of the Professional Engineers and Land Surveyors Act; I further certify that by authority of the owners I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17, have verified all measurements, and have subdivided said tract of land into lots, streets, parcels, together with easements, to be hereafter known as RIDGEVIEW PLAT F, and the same has, or will be correctly surveyed and monumented on the ground as shown on this Plat.

EVAN J. WOOD  
 PROFESSIONAL LAND SURVEYOR  
 LICENSE NO. 183395

11/09/2022  
 DATE

**BOUNDARY DESCRIPTION**

A tract of land located in the Southeast Quarter and the Northeast Quarter of Section 1, Township 5 South, Range 1 East, Salt Lake Base & Meridian, more particularly described as follows:

Beginning at a point located N00°06'11"W 2,367.76 feet along the Section line and S89°53'49"W 693.49 feet from the Southeast Corner of Section 1, T5S, R1E, SLB&M; running thence northwesterly along the arc of a 15.00 foot radius non-tangent curve to the left (radius bears: West) 23.56 feet through a central angle of 90°00'00" Chord: N45°00'00"W 21.21 feet; thence West 423.42 feet; thence along the arc of a curve to the left with a radius of 15.00 feet a distance of 23.56 feet through a central angle of 90°00'00" Chord: S45°00'00"W 21.21 feet; thence N00°00'01"E 129.40 feet; thence along the arc of a curve to the right with a radius of 472.00 feet a distance of 64.11 feet through a central angle of 07°46'54" Chord: N03°53'28"E 64.06 feet; thence N07°46'55"E 13.23 feet; thence along the arc of a curve to the left with a radius of 528.00 feet a distance of 71.71 feet through a central angle of 07°46'55" Chord: N03°53'28"E 71.66 feet; thence North 683.23 feet to the southerly line of a Quit Claim Deed as Recorded at Entry No. 130883:1998 in the Utah County Recorder's Office; thence along said southerly line S89°54'26"E 442.42 feet; thence South 960.42 feet to the point of beginning.

Contains: 9.66 acres +/-

**OWNER'S DEDICATION**

KNOW ALL BY THESE PRESENT THAT WE, ALL OF THE UNDERSIGNED OWNERS OF ALL OF THE PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE HEREON AND SHOWN ON THIS MAP, HAVE CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, STREETS, PARCELS AND EASEMENTS AND DO HEREBY DEDICATE ANY PUBLIC STREETS AND OTHER PUBLIC AREAS AS INDICATED HEREON FOR PERPETUAL USE OF THE PUBLIC. PURSUANT TO UTAH CODE 10-9A-604(1)(D) THE OWNER HEREBY CONVEYS THE COMMON AREA/PRIVATE OPEN SPACE, PRIVATE DRIVEWAYS AND ROADS AS INDICATED HEREON, TO THE RIDGEVIEW MASTER ASSOCIATION, INC. A UTAH NON-PROFIT CORPORATION, WITH A REGISTERED ADDRESS OF 12371 S. 900 E., Suite 200, DRAPER, UT. 84020.

IN WITNESS WHEREOF WE HAVE HEREUNTO SET OUR HANDS THIS 15 DAY OF November A.D. 2022

BY: STEVEN S. BENSON  
 (PRINTED NAME)  
 ITS: MANAGER

BY: BOYER RIDGEVIEW COMMERCIAL L.C.  
 A UTAH LIMITED LIABILITY COMPANY  
 BY: BRIAN GOCHNOUR

**LIMITED LIABILITY ACKNOWLEDGMENT**

STATE OF ARIZONA  
 S.S.  
 COUNTY OF Maricopa

ON THE 15 DAY OF November A.D. 2022 PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR THE COUNTY OF MARICOPA, IN SAID STATE OF ARIZONA, STEVEN S. BENSON, WHO AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE IS THE MANAGER OF ESSENTIAL HOUSING ASSET MANAGEMENT, L.L.C., THE AUTHORIZED AGENT OF AG EHC II (LEN) MULTI STATE 2, L.L.C. A LIMITED LIABILITY COMPANY AND THAT HE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR AND IN BEHALF OF SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED.

MY COMMISSION EXPIRES: 01/01/2025  
 A NOTARY PUBLIC COMMISSIONED IN ARIZONA RESIDING IN Maricopa COUNTY

MY COMMISSION No. 607030  
 JAIME ADAMS  
 PRINTED FULL NAME OF NOTARY

**ACCEPTANCE BY LEGISLATIVE BODY**

THE CITY COUNCIL OF HIGHLAND CITY, COUNTY OF UTAH, APPROVES THIS SUBDIVISION AND HEREBY ACCEPTS THE DEDICATION OF ALL STREETS, EASEMENTS AND OTHER PARCELS OF LAND INTENDED FOR PUBLIC PURPOSES FOR THE PERPETUAL USE OF THE PUBLIC THIS 18 DAY OF October A.D. 2022.

APPROVED BY MAYOR  
 APPROVED BY ENGINEER  
 ATTEST: CLERK-RECORDER

**HIGHLAND CITY ATTORNEY**

APPROVED AS TO FORM THIS 12 DAY OF November A.D. 2022

**PLANNING COMMISSION APPROVAL**

APPROVED THIS 26 DAY OF October A.D. 2021 BY THE HIGHLAND CITY PLANNING COMMISSION.

**RIDGEVIEW PLAT F**  
 PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, T5S, R1E,  
 DATUM: NAD83  
 SALT LAKE BASE & MERIDIAN  
 HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL: EVAN J. WOOD, 11/09/22, No. 183395, STATE OF UTAH

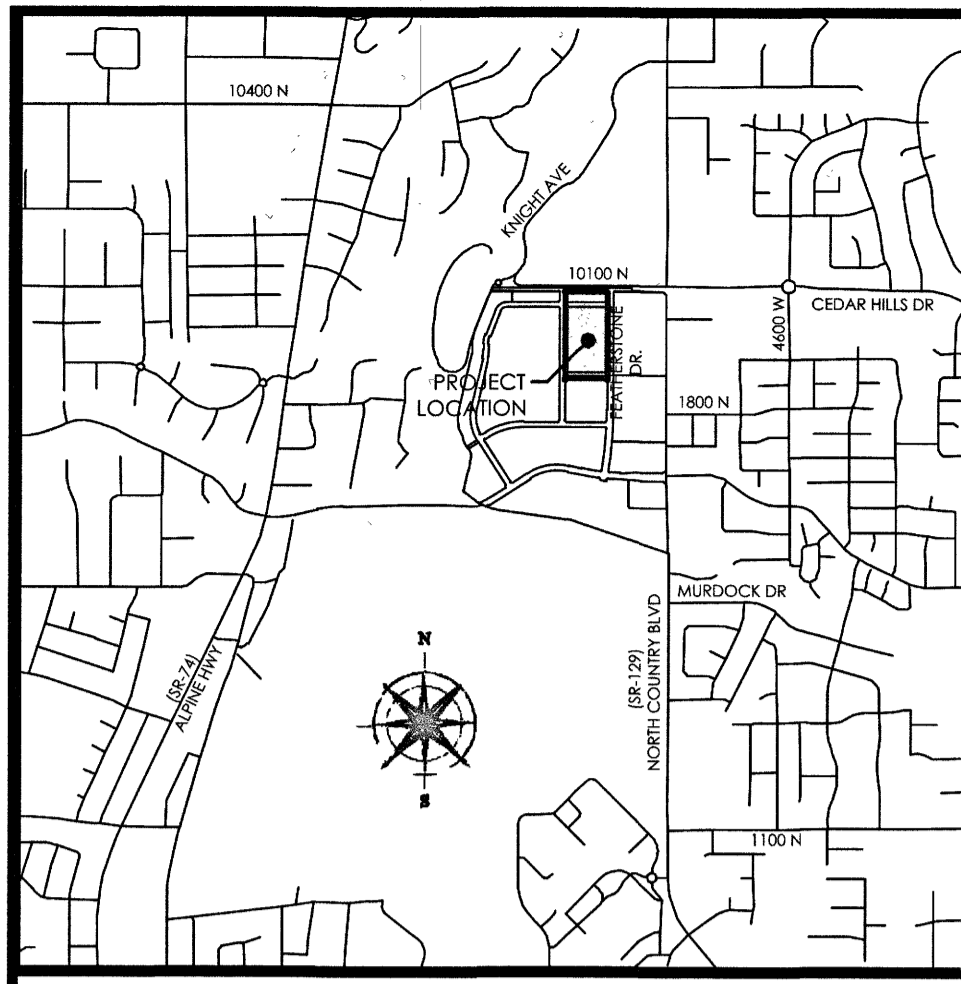
NOTARY PUBLIC SEAL: JENNIFER MOORE, 11/09/22, No. 2356, STATE OF UTAH

HIGHLAND CITY ENGINEER SEAL: CITY ENGINEER, STATE OF UTAH

HIGHLAND CITY RECORDER SEAL: HIGHLAND CITY

UTAH COUNTY RECORDER SEAL: ENR 124394:2022 Map # 18389 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Dec 13 12:18 pm FEE 304.00 BY CS RECORDED FOR HIGHLAND CITY

18589



**VICINITY MAP**

N.T.S

**NOTES**

1. ALL PUBLIC UTILITY EASEMENTS PLATTED HEREON ARE IN PERPETUITY FOR INSTALLATION, MAINTENANCE, REPAIR AND REPLACEMENT OF PUBLIC UTILITIES, SIDEWALKS AND APPURTENANT PARTS THEREOF AND THE RIGHT TO REASONABLE ACCESS TO GRANTOR'S PROPERTY FOR THE ABOVE DESCRIBED PURPOSES. THE EASEMENTS SHALL RUN WITH THE REAL PROPERTY AND SHALL BE BINDING UPON THE GRANTOR AND THE GRANTOR'S SUCCESSORS, HEIRS, AND ASSIGNS.
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3. ALL AREAS ARE COMMON AREAS AND FACILITIES EXCEPT AS OTHERWISE SPECIFICALLY DESIGNATED.
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5. THIS AREA IS SUBJECT TO THE NORMAL, EVERYDAY SOUNDS, ODORS, SIGHTS, EQUIPMENT, FACILITIES, AND ANY OTHER ASPECTS ASSOCIATED WITH AGRICULTURAL LIFESTYLES. FUTURE RESIDENTS SHOULD ALSO RECOGNIZE THE RISK INHERENT WITH LIVESTOCK.
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8. ALL RESIDENTIAL CONSTRUCTION WILL NEED TO MEET THE INTERNATIONAL FIRE CODE REQUIREMENTS.
9. PRIVATE ROADS WILL BE OWNED AND MAINTAINED BY THE RIDGEVIEW MASTER ASSOCIATION, INC.
10. ALL BUILDING WALLS ARE PARALLEL WITH, PERPENDICULAR TO, OR AT 45° ANGLE TO REFERENCE BEARING SHOWN ON BUILDING

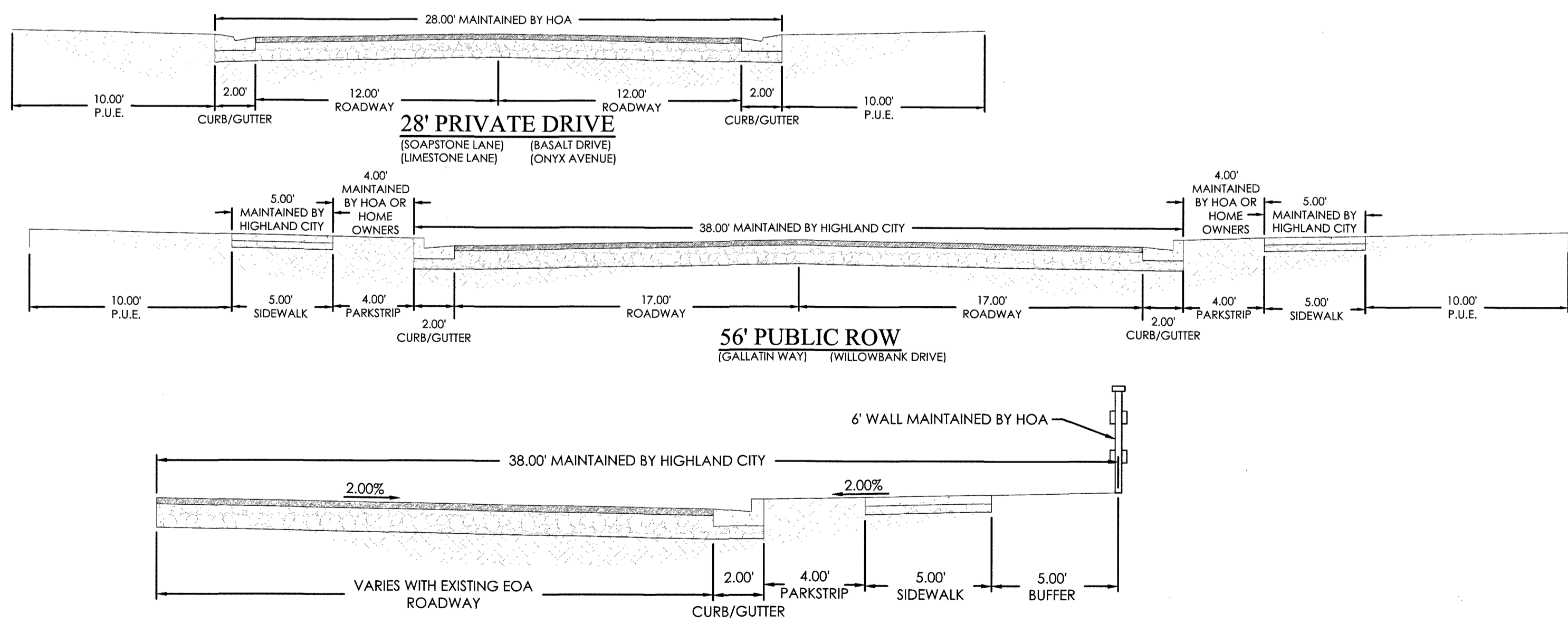
11. There are conditions of approval attached to this subdivision which are indicated on this plat. These conditions have also been recorded with this subdivision. Potential buyers are requested to read these conditions carefully and obtain a copy of these conditions and restrictions prior to purchasing or contracting to purchase any lots within this subdivision. These conditions are binding and have been imposed by the legislative body of Highland City. A copy of these conditions may be obtained through the Utah County Recorder's office or the Highland City Recorder's office. In addition, Highland City has approved binding zoning laws through a legally binding Development Code. It is the responsibility of the buyer to do their due diligence in obtaining all accurate information and/or regulations that may directly or indirectly affect the use of property prior to purchasing or contracting to purchase any property anywhere. Some of the Significant Ordinances and Conditions of Approval conveyed on this property by the legislative body of Highland City are as follows:
  1. 70% of the front yard landscaping shall be installed by the homeowner within one year after receiving a certificate of occupancy.
  2. Landscaping and construction materials of any type are not permitted upon or within the street, curb and gutter, or sidewalk (street right-of-way) with the exception of the park strip which requires 75% to be landscaped.
  3. A fence that abuts open space or a trail has additional restrictions of size and opacity. Fences along open space or a trail must comply with Highland City Ordinances. All fences require a fence permit prior to installation. In addition, retaining walls are regulated by ordinance and require a retaining wall permit prior to construction.
  4. Highland City Ordinances restrict height of foundation above curb. It is the responsibility of the buyer to contact the City prior to purchasing any lot. This restriction applies to all lots in this subdivision.

# RIDGEVIEW PLAT F

PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, T5S, R1E,  
 DATUM: NAD83  
 SALT LAKE BASE & MERIDIAN  
 HIGHLAND CITY, UTAH COUNTY, UTAH

Lot number	Address	Street
611	4912 W	Willowbank Drive
610	4916 W	Willowbank Drive
609	4918 W	Willowbank Drive
608	4924 W	Willowbank Drive
607	4932 W	Willowbank Drive
606	4936 W	Willowbank Drive
605	4944 W	Willowbank Drive
604	4948 W	Willowbank Drive
603	4954 W	Willowbank Drive
602	4962 W	Willowbank Drive
601	4968 W	Willowbank Drive
612	4911 W	Willowbank Drive
613	4913 W	Willowbank Drive
614	4917 W	Willowbank Drive
615	4919 W	Willowbank Drive
616	4923 W	Willowbank Drive
617	4927 W	Willowbank Drive
618	4931 W	Willowbank Drive
619	4933 W	Willowbank Drive
620	4941 W	Willowbank Drive
621	4943 W	Willowbank Drive
622	4947 W	Willowbank Drive
623	4951 W	Willowbank Drive
624	4957 W	Willowbank Drive
625	4961 W	Willowbank Drive
626	4963 W	Willowbank Drive
627	4967 W	Willowbank Drive
659	4912 W	Gallatin Way
658	4914 W	Gallatin Way
657	4916 W	Gallatin Way
656	4918 W	Gallatin Way
655	4922 W	Gallatin Way
654	4926 W	Gallatin Way
653	4932 W	Gallatin Way
652	4936 W	Gallatin Way
651	4942 W	Gallatin Way
650	4946 W	Gallatin Way
649	4948 W	Gallatin Way
648	4952 W	Gallatin Way
647	4956 W	Gallatin Way
646	4962 W	Gallatin Way
645	4966 W	Gallatin Way
644	4968 W	Gallatin Way

Lot Number	Address	Street
675	10059 N	Featherstone Drive
674	10053 N	Featherstone Drive
673	10049 N	Featherstone Drive
672	10043 N	Featherstone Drive
671	10039 N	Featherstone Drive
670	10033 N	Featherstone Drive
669	10029 N	Featherstone Drive
668	10027 N	Featherstone Drive
667	10023 N	Featherstone Drive
666	10021 N	Featherstone Drive
665	10019 N	Featherstone Drive
664	10011 N	Featherstone Drive
663	10007 N	Featherstone Drive
662	10001 N	Featherstone Drive
661	9997 N	Featherstone Drive
660	9991 N	Featherstone Drive
676	10057 N	Basalt Drive
677	10051 N	Basalt Drive
678	10047 N	Basalt Drive
679	10041 N	Basalt Drive
680	10037 N	Basalt Drive
681	10031 N	Basalt Drive
682	10017 N	Basalt Drive
683	10013 N	Basalt Drive
684	10009 N	Basalt Drive
685	10003 N	Basalt Drive
686	9999 N	Basalt Drive
687	9993 N	Basalt Drive
699	10056 N	Limestone Way
698	10052 N	Limestone Way
697	10046 N	Limestone Way
696	10042 N	Limestone Way
695	10036 N	Limestone Way
694	10032 N	Limestone Way
693	10016 N	Limestone Way
692	10014 N	Limestone Way
691	10008 N	Limestone Way
690	10004 N	Limestone Way
689	9998 N	Limestone Way
688	9994 N	Limestone Way
628	10058 N	Dorado Way
629	10054 N	Dorado Way
630	10048 N	Dorado Way
631	10044 N	Dorado Way
632	10038 N	Dorado Way
633	10034 N	Dorado Way
634	10028 N	Dorado Way
635	10026 N	Dorado Way
636	10024 N	Dorado Way
637	10022 N	Dorado Way
638	10018 N	Dorado Way
639	10012 N	Dorado Way
640	10006 N	Dorado Way
641	10002 N	Dorado Way
642	9996 N	Dorado Way
643	9992 N	Dorado Way



**38' PUBLIC ROW - HALF WIDTH**  
 (10100 NORTH)

PREPARED BY  
**FOCUS**  
 ENGINEERING AND SURVEYING, LLC  
 6949 S. HIGH TECH DRIVE, #200  
 MIDVALE, UTAH 84047 PH: (801) 352-0075  
 www.focusutah.com

PREPARED FOR  
 LENNAR  
 111 E SEGO LILY DRIVE SUITE 150  
 SANDY, UTAH 84070  
 (801)-508-5506  
 CONTACT: BJ RYAN

18589 2022

**RIDGEVIEW PLAT F**  
 PLANNED UNIT DEVELOPMENT  
 LOCATED IN THE NE1/4 AND SE1/4 OF SECTION 1, T5S, R1E,  
 DATUM: NAD83  
 SALT LAKE BASE & MERIDIAN  
 HIGHLAND CITY, UTAH COUNTY, UTAH

SURVEYOR'S SEAL PROFESSIONAL LAND SURVEYOR 110922 No. 183395 EVAN J. WOOD STATE OF UTAH	NOTARY PUBLIC SEAL	HIGHLAND CITY ENGINEER SEAL HIGHLAND CITY ENGINEER STATE OF UTAH	HIGHLAND CITY RECORDER SEAL HIGHLAND CITY STATE OF UTAH	UTAH COUNTY RECORDER STAMP ENT 124394:2022 Map # 18589 ANDREA ALLEN UTAH COUNTY RECORDER 2022 Dec 13 12:18 pm FEE 304.00 BY CS RECORDED FOR HIGHLAND CITY
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